

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Conservation use zone to Residential use zone in Survey No.253 of Gopanpally Village, Serilingampally Mandal, Ranga Reddy District to an extent of 2 acres and 22 Guntas – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No.81

Dated:26.02.2014.

Read the following-

1. From the MC, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.101681/CLU/CDA/Plg/HMDA / 2013, dated 14.06.2013 & 17.08.2013.
2. Government Memo. No.14344/I1/2013-1, MA&UD Department, dated:15.6.2013.
3. From the Commissioner, GHMC, Hyderabad, Letter No.B/1615/TPS/TP11/GHMC/2013, dated 27.06.2013.
4. From the Commissioner, GHMC, Hyderabad, Letter No.B/1616/TPS/TP11/GHMC/2013, dated 14.08.2013.
5. Government Letter No.14344/I1/2013-2 MA&UD Department, dated:23.9.2013.
6. From the MC, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.101681/CLU/CDA/Plg/HMDA/ 2013, dated 6.11.2013.
7. Government Memo. No.14344/I1/2013-3, MA&UD Department, dated:23.11.2013.
8. From the MC, Hyderabad Metropolitan Development Authority, Hyderabad, Letters No.101681/CLU/CDA/Plg/HMDA/ 2013, dated 8.1.2014 and 15.02.2013.

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ORDER:

The draft variation to the land use envisaged in the notified Zonal Development Plan for Ramachandrapuram segment, issued in Government Memo 7th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.719, dated 28.11.2013. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.10,56,904/- (Rupees ten lakhs fifty six thousand nine hundred and four only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **05.03.2014**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNEMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.
The District Collector, Ranga Reddy District.
Sf /Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Zonal Development Plan for Ramachandrapuram segment, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.719, Part-I, dated 28.11.2013 as required by sub-section (3) of the said section.

VARIATION

The site in Survey No.253 of Gopanpally Village, Serilingampally Mandal, Ranga Reddy District to an extent of 2 acres and 22 Guntas, which is presently earmarked for Conservation use zone in the Notified Zonal Development Plan for Ramachandrapuram segment is designated as Residential use zone, subject to the following conditions:

1. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
2. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
3. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
5. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
6. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
7. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
8. that the change of land use shall not be used as the proof of any title of the land.
9. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
10. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
11. that the owner / applicant shall approach the Municipal authorities for obtaining permission after demolition of the existing buildings after obtaining clearances if any required from ULC authorities.
12. the applicant shall handover the land affected due to proposed master plan roads in Sy.Nos.257 and 261.AA to the local body free of cost.
13. the applicant shall ensure that he shall form a 40'-0" BT approach road to the site under reference.
14. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

- NORTH : Survey No.254 of Gopanpally Village.
SOUTH : Survey No.252 of Gopanpally Village.
EAST : Survey No.257 of Gopanpally Village.
WEST : Survey No.251 of Gopanpally Village.

Dr.S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNEMENT

SECTION OFFICER